

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Dealbata Road, Upwey Vic 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$795,000

&

\$870,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Upwey

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Rutherford Rd TECOMA 3160	\$862,000	27/10/2017
2	7 Alpine Rd FERNY CREEK 3786	\$850,000	31/10/2017
3	52 Hazel Gr TECOMA 3160	\$800,000	16/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4 2 2

Rooms:
Property Type: House
Land Size: 2152 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
September quarter 2017: \$680,000

Comparable Properties



6 Rutherford Rd TECOMA 3160 (REI)

Agent Comments

4 2 6

Price: \$862,000
Method: Private Sale
Date: 27/10/2017
Rooms: 10
Property Type: House
Land Size: 1752 sqm approx



7 Alpine Rd FERNY CREEK 3786 (REI)

Agent Comments

4 3 3

Price: \$850,000
Method: Private Sale
Date: 31/10/2017
Rooms: 7
Property Type: House
Land Size: 3915 sqm approx



52 Hazel Gr TECOMA 3160 (REI)

Agent Comments

4 2 2

Price: \$800,000
Method: Private Sale
Date: 16/11/2017
Rooms: 6
Property Type: House